



MULTNOMAH COUNTY
LAND USE PLANNING DIVISION
1600 SE 190th Avenue Portland, OR 97233
(503) 248-3043 FAX (503) 248-3389

PERMIT for
GRADING AND EROSION CONTROL
CASE FILE: GEC 29-99

WHAT: Grading and erosion control permit application for placing 4300 cubic yards of fill within the backyard of the residential site. The fill material will be divided into two terraces. The fill will not exceed six feet in height. A keystone retaining wall will be constructed around the perimeter of each terrace.

WHERE: 2331 SW Scholls Ferry Road
TL 1900, Sec 6, T1S, R1E, W.M.
Tax Acct #R-99106-1760

WHO: **Applicant:**
Traci Pashley/Karl Koroch
5200 SW Macadam Avenue
Suite 420
Portland, Oregon 97201

Owner:
Steve Berry
18879 SW Martinazzi
Tualatin, Oregon 97062

APPROVAL CRITERIA:

Approval criteria for this decision can be found within Chapter 29.300, Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes, copies of which are available at our offices.

DECISION:

APPROVED, subject to limitations, the placement of 4300 cubic yards of fill within the backyard of the residential site. A keystone retaining wall will be constructed around the perimeter of the fill areas.

LIMITATIONS:

Prior to any land disturbing activities:

1. This approval is based on the submitted written narrative(s), and erosion control plan. No excavation or fill shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner to comply with these documents and the limitations of approval described herein.

2. The property owner shall maintain best erosion control practices through all phases of development. Erosion control measures are to be implemented as prescribed on the site plan. Straw mulch or 6-mil plastic sheeting shall be used as a wet weather measure to provide erosion protection for exposed soils. **The property owner shall verify that all erosion control measures are properly installed and in working order before initiating further grading activities on the subject property.**
3. Contact Allen Young, Multnomah County Transportation Division, regarding truck access to property. The road shall be kept clean of dirt and other construction materials.
4. Protective fencing shall be installed at the dripline of all trees to be preserved within the limits of the grading activity. A tree well shall be constructed to protect the trees within the limits of construction.
5. Grading activities are limited to the 4300 cubic yards of fill required for the two terraces and the construction of the keystone retaining wall. A separate land use approval and building permit(s) are required for a replacement dwelling or decommissioning of the existing sanitary drainfield.
6. If the proposed retaining wall will require a building permit, the applicant shall submit a copy of the plan and design specifications for land use approval by Multnomah County Land Use Planning Division.

On-going Conditions:

1. The property owner is responsible for removing any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems. If any features within adjacent public right-of-way are disturbed, the property owner shall be responsible for returning such features to their original condition or a condition of equal quality.
2. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts result from on-site grading work. The Portland Building Bureau (Special Inspections Section), the East Multnomah County Soil and Water Conservation District, or the Natural Resource Conservation Service can also advise or recommend measures to respond to unanticipated erosion effects.
3. Fill materials shall be clean and non-toxic. This permit does not authorize dumping or disposal of hazardous or toxic materials, synthetics (i.e. tires), petroleum based materials, or other solid wastes which may cause adverse leachates or other off-site water quality effects.
4. Spoil materials removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities.

Follow up conditions after grading:

1. Consistent with MCC .9052(D)(5)(b), all grading and erosion control activities shall be completed no later than October 15, 1999, unless the Planning Director grants an extension. If work is not completed by then, supplementary wet weather measures shall be installed prior to working through the winter season.
2. All replanting of disturbed areas shall be accomplished within thirty (30) days of project completion, unless the Planning Director grants an extension.

3. No additional land use action and/or permit requests shall be accepted, relating to the subject application, until such time as all fees or civil penalties related to said application have been paid in full.
4. Grading and erosion control activities shall be completed within two (2) years from the date of this approval. At such time as the project is completed, the property owner is to contact the Multnomah County Transportation and Land Use Planning Division to arrange for a final site inspection.

IN THE MATTER OF GEC 29-99

Signed: Kerry Rappold, Planner
For: Kathy Busse, Planning Director

This permit filed with the Director of the Department of
Environmental Services on Thursday, October 14, 1999